

Daniel Hoopes House
North side of State Route 926 (Street Road),
.4 mile east of State Route 352 (Middletown Road)
Tanguy Vicinity (Westtown Township)
Chester County
Pennsylvania

HABS No. PA-161

HABS
PA
15-TANG.V,
1-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HOOPES HOUSE

PA
15-TANG.V,
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Location: On State Route #926 (Street Road) East of State Route #352 (Chester Road), Westtown Township, Chester County, Pennsylvania (ref. Map of Chester County [by County Commissioners] 1956).

Present Owner: George L. Connolly.

Brief Statement of Significance: This early house (two old sections 1723 and 1740) was owned by a prominent Quaker family and retains much original woodwork and hardware.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: Older part was built by Daniel and Jane (Worrilaw) Hoopes and was occupied by their son Joshua Hoopes, his son Ezra Hoopes, his son Caleb Hoopes, and his son Elwood Hoopes who died in 1901. The three children of Elwood Hoopes sold the property in 1908 to Arthur C. Smedley who in turn sold it 1920 to T. R. Griswold. He sold it 1924 to Isadora E. Brown Stratton, who sold it in 1940 to the present owner.
2. Date of erection: West section 1723 - date stone; and east half 1740 - date stone.
3. Architect, builder, suppliers etc.: Unknown.
4. Original plans, construction etc.: No plans known. Original house plan as it is now - one room on the first floor. The second part, 1740, had two larger rooms. Cellar is apparently only under the 1740 section.
5. Notes on alterations and additions: 1740 added to the east, and a modern kitchen to the north of it. Bedroom partitions in the second floor of the 1740 section have been changed somewhat. When the 1740 section was added to the east, the north roof of the 1723 section was altered to conform to the new roof line.
6. Important old views and references: Views: No information. References: Sources of information, all to be found in the Chester County Historical Society, West Chester, Pa. J. Smith Futhy and Gilbert Cope: History of Chester County, Pennsylvania. Louis H. Everts, Philadelphia 1881. Classified printed and manuscript files in Chester County Historical Society under headings: Westtown Township. Lands; and under: Hoopes Family.

B. Historical Events Connected with the Structure: Joshua Hoopes and wife and three children came from Cleveland, Yorkshire, England to Pennsylvania in 1683 - first to Bucks County and ca 1696 to Westtown Township, Chester County on land owned by the family until 1908. They were Quakers and prominent in colonial life, members of the Assembly besides holding many township and county offices. The site of the first settlement on the Westtown tract has not been located. The present house was erected in 1723 by Daniel Hoopes, son of the above Joshua. He had seventeen children, many of whom settled in the nearby areas where the family is still a very large one.

C. Likely Sources Not Yet Investigated: None known.

D. Supplemental Material:

1. "Village Record," West Chester, Pa., April 15, 1876:

"A Venerable Mansion.- Some time since, we published an article on the certificate of the marriage of Wm. Webb to Elizabeth Hoopes, daughter of Daniel and Jane Hoopes, the wedding ceremonies having taken place in 1732, 144 years ago. We since learn that the old house from which the fair bride set out is still standing, and we give this little bit of family history:- In 1683, Daniel Hoopes came over from England and settled in Bucks county. Shortly after he bought from a man named Starr for his son Daniel, a farm in Chester county, which had been bought from Wm. Penn in 1683. It is situated in Westtown township about two miles and a half from Westtown School. Here Daniel the younger set up his household and never since has the farm been sold but has remained in the Hoopes family ever since. In 1723, he built a house and it was from this old homestead the wedding party set forth. Up to last fall this house was the mansion of the farm, but it was supplanted then by a new house, and is now used as a tenant house. Upon the date stone is inscribed "Daniel and Jane Hoopes, 1723" - it was a new house at the time of the wedding. The old barn built in 1712 was torn down in 1864."

2. "Daily Local News," West Chester, Pa.:

"OLD HOOPES HOUSE HAS A HISTORY

"Abandoned to Rats and Cobwebs, I May Yet See New Life.

"Famous Home Has Cradled and Sheltered Children Since 1723 - Doubt as to Its Age Interests a Searching Party.

"After being occupied solely by rats for a month or more, the old Hoopes mansion in Westtown, just across the valley from Tanguy, is likely to see new life. Lewis V. Smedley, who recently moved to the property, will air and cleanse the house, and members of his family will occupy it during the summer, leaving the newer mansion on the hill to summer guests.

"The farm of 100 acres is one of the best in this section of Pennsylvania, and the ancient home, which once was a model of comfort and hospitality, has cradled and sheltered members of the Hoopes family since 1723, well toward two centuries.

"There is a problem, however, in regard to what part of the building was erected first. To this end a company of friends explored the house from corner stone to chimney top, on Saturday afternoon. In the party were Lewis V. Smedley, his brother, Wilmer E. Smedley, Gilbert Cope, the historian; Caleb M. Taylor, the veteran surveyor; two Local News reporters, a grocery clerk and a couple of students from Beach Haven, N. J. At the end of an hour's search they were as much mystified in this point as at the beginning. Mr. Cope photographed the house from various viewpoints. Mr. Taylor made measurements and observations. The Smedleys provided a long ladder, that the date-stone might be inspected at close range. The others sought in other ways to gain knowledge of the property.

"HOW IT LOOKS

"The ground plan of the house is L-shaped, with the long side toward the road. There are two front doors and two front windows, and a casual glance is sufficient to show that the front was built at two different times. At one window the stones above the frame are arched; at the other they are laid straight, but upright, like bricks on end. The doors are of different pattern. On the east end is a date stone high in the gable, with the inscription "I.H.H.1740" and a number of ornaments graven thereon. This is supposed to stand for Joshua H. Hoopes, the "I" being used as a "J".

"On the east end is "D. & I. H. 1723," for Daniel and Jane Hoopes. This also is high in the gable, but unlike the other, it can be read plainly from the ground.

"All about the house the serpentine stones have been cut with initials and dates as "M. Hoopes, 1810," "E. H. H. 1810" and many others of more recent handiwork.

"There are evidences of age, but the L at the rear, of the same height and style has in some ways the appearance of being yet older, though there are also evidences that it was built since the front. It has a great yawning fireplace capable of receiving a ten-foot log, and the hinges on the doors are of wrought iron and L-shaped. In the closets there are pegs instead of nails or hooks.

"ORDERED CHANGES

"Some of the visitors tried to make the old house conform to the provisions of a will drawn by Ezra Hoopes, nearly a century ago, and could do so in part, but were unable to trace all. In the estate of

Ezra letters testamentary were granted November 6th, 1811, to Caleb and Curtis Hoopes, and the amount of the inventory was \$9429.71 $\frac{1}{2}$. In his will, dated the 30th day of the Seventh-month, 1809, appears this direction:

'I give....to my wife Ann Hoopes, the use of that part of my dwelling house called the old end with as much privilege in the house cellar as she may have occasion to use. I order that my executors make a new door in the old end opposite the draw well, where the window now is, with glass over the same, and put a glass window in going upstairs.

'I give and devise to my two sons, Caleb and Ezra, all my plantation in Westtown, whereon I live, to be divided between them.'

"HOUSE IS EMPTY

"With the exception of a small amount of rubbish the house is empty. In the musty garret, where the rafters are pinned together with wooden pegs, there is an old plunger and a bucket for an old-time pump, and in the yard before the front door is a much abused armchair of the stuffed plush variety. At the back door is a large portable bathtub much the worse for wear.

"LONG IN FAMILY

"For over 200 years the house remained in the Hoopes family. Originally the tract contained 300 acres, but it was divided at different times, and additional lots were bought. At present the farm contains about 100 acres. This is the way the title comes down:

Patented in 1685 by the Commissioners under William Penn, to Thomas Rouse.

Deeded by Rouse to Daniel Hoopes, October 5th, 1697.

Deeded by Daniel Hoopes to Joshua Hoopes.

Joshua Hoopes died interstate, and this portion of his property went to his son, Ezra, the youngest child.

Ezra Hoopes, died in 1811, willing 250 acres to his two sons Ezra and Caleb Hoopes, who owned it in common until 1815, when they made partition, each taking over 100 acres.

Caleb Hoopes died in 1863, leaving his portion to his son, Elwood.

Elwood Hoopes died in 1901, leaving the property to his wife for life, and after her death to his children, who deeded it to Arthur Smedley, 3d-month 30th, 1908."

3. "Copy of Original Inventory at the Register of Wills Office, Court House, West Chester, Pa."

"An Inventory & Appraisement of the Goods, Chattells, Credits, & Effects, late of Joshua Hoopes deceased, appraised and taken this 20th & 21st October 1769 by us Joseph Gibbons

George Ashbridge

James Gibbons

Horse Saddle & Bridle
Bonds & Bills Book Debts

Goods in Stove Room

Bed, Bolster, Pillows, Counterpane, Curtains & Bed, Steds
Writing Desk, Walnut Chest
Walnut Hat Case, Do Arm Chair 2 Rush Bottom Do, 3 Do
Corner Cup Board, Clock, Warming pan
Fire Shovel & Tongs and Irons
Sundreys on mantle, Sheep Shears, & looking Glass
Tea Table

Goods in large Front Room up Stairs

Bed, Bolster, Pillows & all ye other Furniture thereto
Do Bed & Furniture
Case of Draws, Cloaths Press, Table
Half Dozn. Rush Bottom Chairs, Three Walnut Do.
Mantle Tree Furniture
Andirons, Fire Shovel, & Tongs, Looking-Glass
Sundrys in small Closet, Two pair Blankets, Coverlid
Three Blanketts, Stamp Counter pain
Counterpane, pillow-Cases, Sheet
Three Sheets, Four Do. Sheets
Three Sheets, Set Curtains pair Sheets
Three Sheets, Two Romain Table Cloaths
Several Pieces & Remnants Linnen
Five Yards Woollen Cloath
Remnant Linsey 9½ yards

Goods in small Front Room up Stairs

Bed & Furniture, Walnut Oval Table
Half Dozn. Rush Bottom Chairs, Chest Draws, Arm Chair

Goods in lesser Front Room Below Stairs

Bed, Sheets, Blankets, & Furniture includg Window Curtains &c.
Half Dozen Rush Bottom Chairs including Arme Chair
Mantle Tree Furniture, Andirons, & 3 Hackles
Bed Quilt

Goods in large Front Room below Stairs

Couch & Bed thereon, Arm Couch, Tea-Table
Chest of Drawers, Oval Table, poplar Table
Half Dozen Rush Bottom Chairs, two Walnut Chairs
Six Diaper Knapkins, Table Cloath, Rocking Chair
Table Cloath & Sundrys old Linnen, fourteen pewter Plates
Five pewter Plates, 27 Spoons, Pewter Dish
Half-Dozen Porringers, Six pewter Dishes, 6 Pewter Quart & pint
Mantle Tree Furniture, Flax, Cheese 90 lb

Goods in Garret

Dried Apples estimated 8 Bushs, Feathers
Sundrys, five Spinning Wheels, Close Stool & pewter pot
Two large spinning Wheels Wool Reel & old Cask
Small Chaff-Bed & Furniture, Do. old Chest & small Box
Two small Chaff-Beds & Furniture, Chest, Skin Sieve
Rope Utensils, four open headed Hogsheads

Kitchen Furniture

Three Iron Pots, Two Do small Brass Kettle
Two Tea-kettles & small Brass Kettle Earthen Ware Sundrys on Dresser

Chaffing Dish Fire-Shovel & Tongs
Andirons Crane & pot Racks Sundrys 2 pair Flat Irons
Sundrys on Kitchen Mantle Tree, Steel yards Knives & Forks
Sundrys

Cellar

Still Liquor Keg & Do therein Tub & Churn Lumber
Brass Kettle Three Barrells, one Cyder, & two Water Cyder Casks included
Tierce & Cyder therein, Hogshd & Water Cyder
Oven Peal & Coal-Rake

Prepared by Bart Anderson - August 1958
Curator, Chester County Historical Society

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural Character: This Colonial house (built in two sections 1723 and 1740) has considerable original interior architectural detail of interest.
2. Condition of Fabric: Excellent.

B. Technical Description of Exterior

1. Overall dimensions: Two and a half stories high. Original west wing 18'4" by 20'8"; east wing (1740) 21'4" by 42'11".
2. Foundations: Stone.
3. Wall construction: Masonry. The south front is of dressed serpentine stone with arches over the window and door of the 1723 section. In the area originally covered by the pent eave on this south front, the stone work is of field stones as are the sides of the house.
4. Chimneys: Original.
5. Openings
 - a. Doorways and doors: Original openings all seem to remain. One window that had been made into a door according to the 1609 will, is now a window again.
 - b. Windows and shutters: Original openings all seem to remain.
6. Roof
 - a. Shape, covering: Steep pitch - composition shingles.

b. Cornice, eaves: South front probably original.

c. Dormers: None.

C. Technical Description of Interiors

1. Floor Plans: Original section simply one room down and one room upstairs - the 1740 addition had one large room to the south and one to the north on the first floor. The second floor partitions have been changed somewhat from the original plan.
2. Stairways: Original stairs remain in the north west corner of the 1723 wing as do the ones in the 1740 section to the north or the chimney in the east wall. The 1809 will mentions a new pair of stairs to be put into the old section - this must have been a replacement.
3. Flooring: Mostly original.
4. Wall and ceiling finish: Plaster with some wood partitions.
5. Doorways and doors: Mostly original.
6. Trim: Mostly original.
7. Hardware: probably half of it original.
8. Lighting: Has electricity introduced.
9. Heating: All original fireplaces remain.

D. Site

1. General setting and orientation: On the north side of Street Road, almost hidden by modern plantings. House faces south.
2. Enclosures: None.
3. Outbuildings: None on the immediate farm.
4. Walks, driveways etc.: None.
5. Landscaping, gardens etc.: Too much.